

Note: Depending upon configuration, attach fabric to wire mesh with hog rings, steel posts with tie wires, or wood posts with staples.

Figure 6.3-2: Typical installation for silt fences

Established in 1962
YS COMPANY, INC.
 SURVEYORS
 THE LAWS OF STATE OF MINNESOTA
 (763) 560-3093
 Fax No. (763) 560-3522
rs Certificate
 IES

Edina, MN 55439

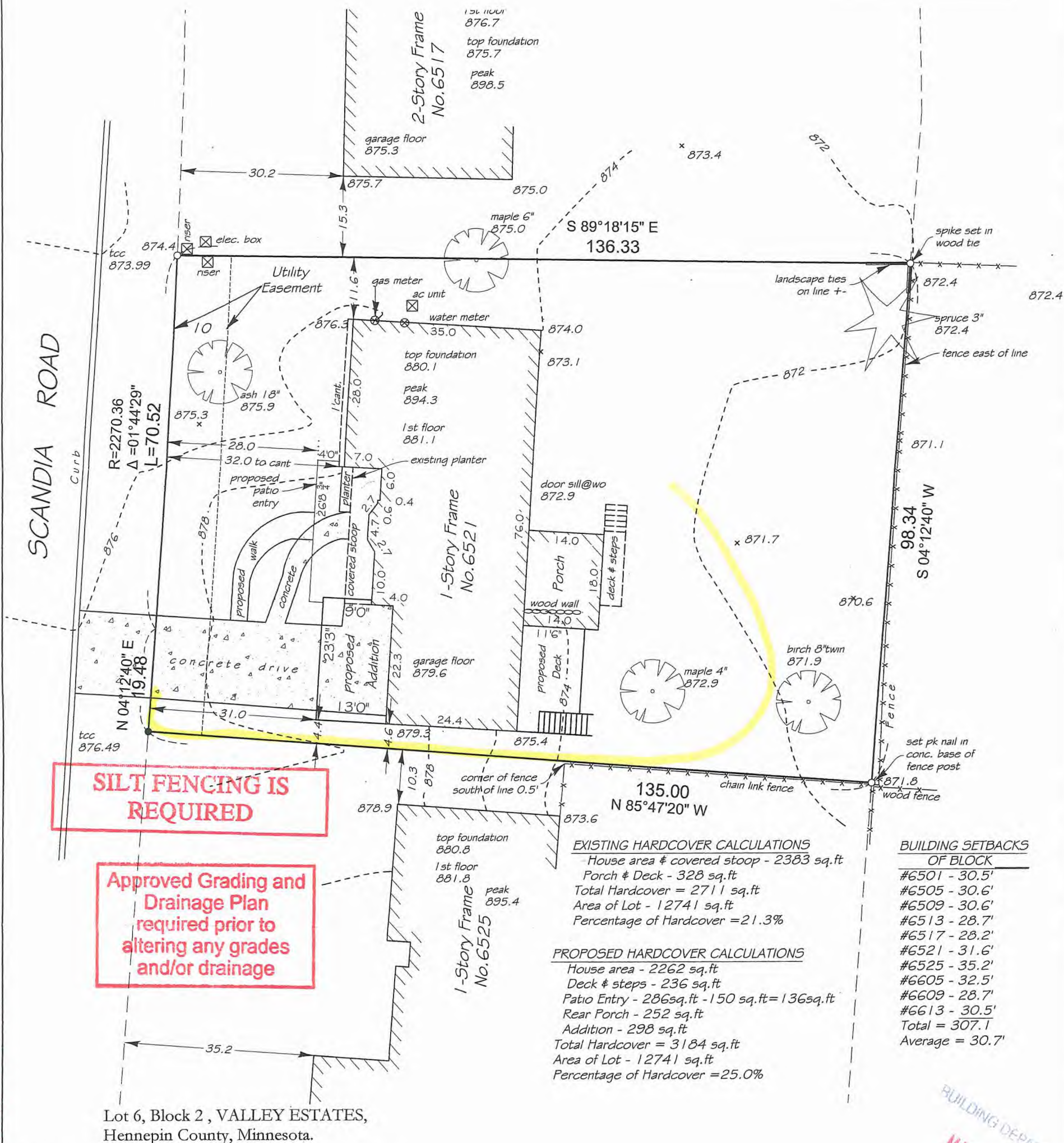
INVOICE NO. 78457
 F.B.NO. 1048-09
 SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- ← Denotes Surface Drainage

NOTE: The relationship between proposed floor elevations to be verified by builder.

- Proposed Top of Block
- Proposed Garage Floor
- Proposed Lowest Floor
- Type of Building

Benchmark: 10p Nut or Hydrant located at Gleason Road and Balder Lane.
 Elevation = 886.52 NGVD



SILT FENCING IS REQUIRED

Approved Grading and Drainage Plan required prior to altering any grades and/or drainage

EXISTING HARDCOVER CALCULATIONS
 House area & covered stoop - 2383 sq.ft
 Porch & Deck - 328 sq.ft
 Total Hardcover = 2711 sq.ft
 Area of Lot - 12741 sq.ft
 Percentage of Hardcover = 21.3%

PROPOSED HARDCOVER CALCULATIONS
 House area - 2262 sq.ft
 Deck & steps - 236 sq.ft
 Patio Entry - 286sq.ft - 150 sq.ft = 136sq.ft
 Rear Porch - 252 sq.ft
 Addition - 298 sq.ft
 Total Hardcover = 3184 sq.ft
 Area of Lot - 12741 sq.ft
 Percentage of Hardcover = 25.0%

BUILDING SETBACKS OF BLOCK
 #6501 - 30.5'
 #6505 - 30.6'
 #6509 - 30.6'
 #6513 - 28.7'
 #6517 - 28.2'
 #6521 - 31.6'
 #6525 - 35.2'
 #6605 - 32.5'
 #6609 - 28.7'
 #6613 - 30.5'
 Total = 307.1
 Average = 30.7'

Lot 6, Block 2, VALLEY ESTATES,
 Hennepin County, Minnesota.

The only easements shown are from plats of record or information provided by client.
 We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 4th day of March 2010.

Rev 3-23-10 additions	Drawn By Eckhart
	File Name
	Ve-6-fb104809inv78457revised.dwg

Signed

Gregory R. Prash, Minn. Reg. No. 24992

BUILDING DEPARTMENT
 MAR 31 2010
 CITY OF EDINA

6521 SCANDIA #99193